



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, September 11, 2012

**Town Hall Meeting Room, West Wing, Second Floor (Former Courtroom)**

**7:30 p.m.**

**Planning Board members present:** Robert Best, Alastair Millns, Tom Koenig (arrived 8:25 p.m.), Stanley Bonislowski, Desirea Falt, and Alternates Nelson Disco, Pete Gagnon and Matthew Passalacqua.

**Planning Board members absent:** Michael Redding and Lynn Christensen.

**Community Development staff:** Assistant Planner Jeff Morrisette and Recording Secretary Zina Jordan.

**1. Call to Order.**

*Robert Best called the meeting to order at 7:30 P.M. Secretary Millns asked for a moment of silence to commemorate September 11, 2001.*

**2. Announcements.**

*Robert Best designated Matthew Passalacqua and Pete Gagnon to sit for Michael Redding and Lynn Christensen, respectively.*

*Robert Best announced the dates of the next Master Plan Steering Committee and Planning Board meetings.*

**3. Planning & Zoning Administrator's Report.**

*None.*

**4. Northeast Credit Union (applicant) and G&G Scully, LLC. (owner) – Review for Acceptance and consideration of Final Approval of an application requesting a waiver of full site plan review to permit a proposed change of use to convert the former Zoot's Cleaners (approximately 2,400 s.f.) to a financial institution branch office with Drive-thru in the C-2 (General Commercial), PRD, Elderly and Aquifer Conservation Zoning Districts. The property is located at 370 D.W. Highway. Tax Map 4D-3, Lot 001-1.**

*Applicant was represented by: Devin Parker, Facilities Manager, Northeast Credit Union.*

*The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Desirea Falt.*

*The Board voted 6-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Pete Gagnon.*

*There was no public comment.*

***The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.***

5. **Arenco Inc. (applicant) and Jopat Real Estate Enterprises, LLC. (owner)** – Discussion and possible action regarding a request for an extension of six-month limit for compliance with conditions of final site plan approval granted by the Planning Board on January 17, 2012 to construct three single-story duplex style buildings for office and commercial daycare uses. The subject property is part of the Crosswoods Path Planned Unit Development (PUD) and was formerly approved for a 4,550-SF restaurant facility. The parcel is located at 747 Daniel Webster Highway and lies within the I-1 (Industrial), C-2 (General Commercial), R (Residential), PRD and Aquifer Conservation Zoning Districts. Tax Map 7E, Lot 046-54.

***The Board voted 6-0-0 to grant a six-month extension for compliance with conditions of the final site plan approval granted by the Planning Board on January 17, 2012, on a motion made by Stanley Bonislowski and seconded by Desirea Falt.***

6. **Bedford Design Consultants (applicant) and Tamposi, Watson, Bowsowski & Clegg (owner)** – Pre-Submission Hearing to discuss a proposed two lot subdivision and a site plan for proposed construction of an approximate 208,000 s.f. warehouse building located at Mast Rd. The property lies within the I-1 (Industrial) and Aquifer Conservation Zoning Districts and portions of the parcel are subject to the Flood Hazard Conservation District. Tax Map 2D, Lot 021.

***Robert Best recused himself from discussing and voting on this item. Secretary Millns, acting as Chair, designated Nelson Disco to sit for Robert Best.***

***Applicant was represented by: Robert Baskerville, President, and Katie Weiss, Project Manager, Bedford Design Consultants.***

***There was no public comment.***

7. **Pavilion at Watson Park** – Presentation and Discussion of the Pavilion by Subcommittee member Peter Flood.

***Robert Best returned to the Board.***

***Testimony was received from: Subcommittee Chairman Phil Straight, 11 Spruce Street; and Subcommittee Member Peter Flood, 6 Shore Drive.***

***Tom Koenig arrived at 8:25 p.m.***

***There was no public comment.***

8. **Discussion and possible action regarding other items of concern.**

***The Board voted 7-0-0 to recommend to the Town Council that Karin Elmer be reappointed as a member of the Nashua Regional Planning Commission (NRPC), on a motion made by Stanley Bonislowski and seconded by Tom Koenig.***

9. **Approval of Minutes.**

***The minutes of August 7, 2012, were approved, with changes, by a vote of 7-0-0, on a motion made by Stanley Bonislowski and seconded by Alastair Millns.***

*The minutes of August 21, 2012, were approved, with changes, by a vote of 6-0-1, on a motion made by Alastair Millns and seconded by Desirea Falt. Stanley Bonislowski abstained.*

*The minutes of July 24, 2012, were approved, with changes, by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.*

**10. Adjourn.**

*The meeting adjourned at 9:17 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Tom Koenig.*